

ARCHITECTURAL CONCEPTUAL PROGRAM

SCHOOL OF DENTISTRY

October 11, 2017

FY 2018 Capital Project Request

University of Kansas Medical Center

Office of Facilities Planning and Projects
Kansas City, Kansas



UNIVERSITY OF KANSAS MEDICAL CENTER

SCHOOL OF DENTISTRY

SCOPE

This is a concept document for a School of Dentistry to be located in the Dykes building on the campus of the University of Kansas School of Medicine-Kansas City.

PURPOSE

The intent of this document is to define the architectural concept, area requirements, and conceptual site for the new School of Dentistry.

BACKGROUND

In 2011, the Kansas Board of Regents acknowledged that there is an oral health care workforce crisis in rural Kansas. An eleven member Oral Health Task Force was formed. The Board asked the Task Force to study ways in which (KBOR) can assist Kansas with oral health issues as well as make optimal decisions regarding dental education for the future.

Listed below is a two-phased recommendation the Task Force as a whole believes is needed to begin addressing the oral health care issues in Kansas.

Phase I

Purchase seats from institutions in surrounding states (Missouri, Nebraska, and Oklahoma) and require that the students in those seats return to Kansas and begin working with underserved populations (e.g., Dental Care Service Deserts, persons with disabilities, Medicaid/HealthWave populations, persons without dental insurance, etc.). It is believed this action will help address the immediate issues of access to oral health care and fill the need for additional dentists in Kansas.

Phase II

Simultaneously prepare a future, long-term, logistical plan for establishing a Kansas dental school that includes clinical sites in underserved areas. Once the school is operational, there should be a decision made regarding whether to continue purchasing seats from dental schools in neighboring states.

EXECUTIVE SUMMARY

The University of Kansas School of Medicine–Kansas City as directed by the Kansas Board of Regents will serve as the site to provide a new School of Dentistry for the State of Kansas. Occupants of the Dykes building will be relocated to prepare for the remodel. The building's ground and first floors will be remodeled and an interstitial space for utilities and an additional floor is anticipated to be added to the existing structure. Approximately 80,000 sf will be provided for the School of Dentistry to meet the oral health needs of Kansas.

BUILDING & LAND OWNERSHIP



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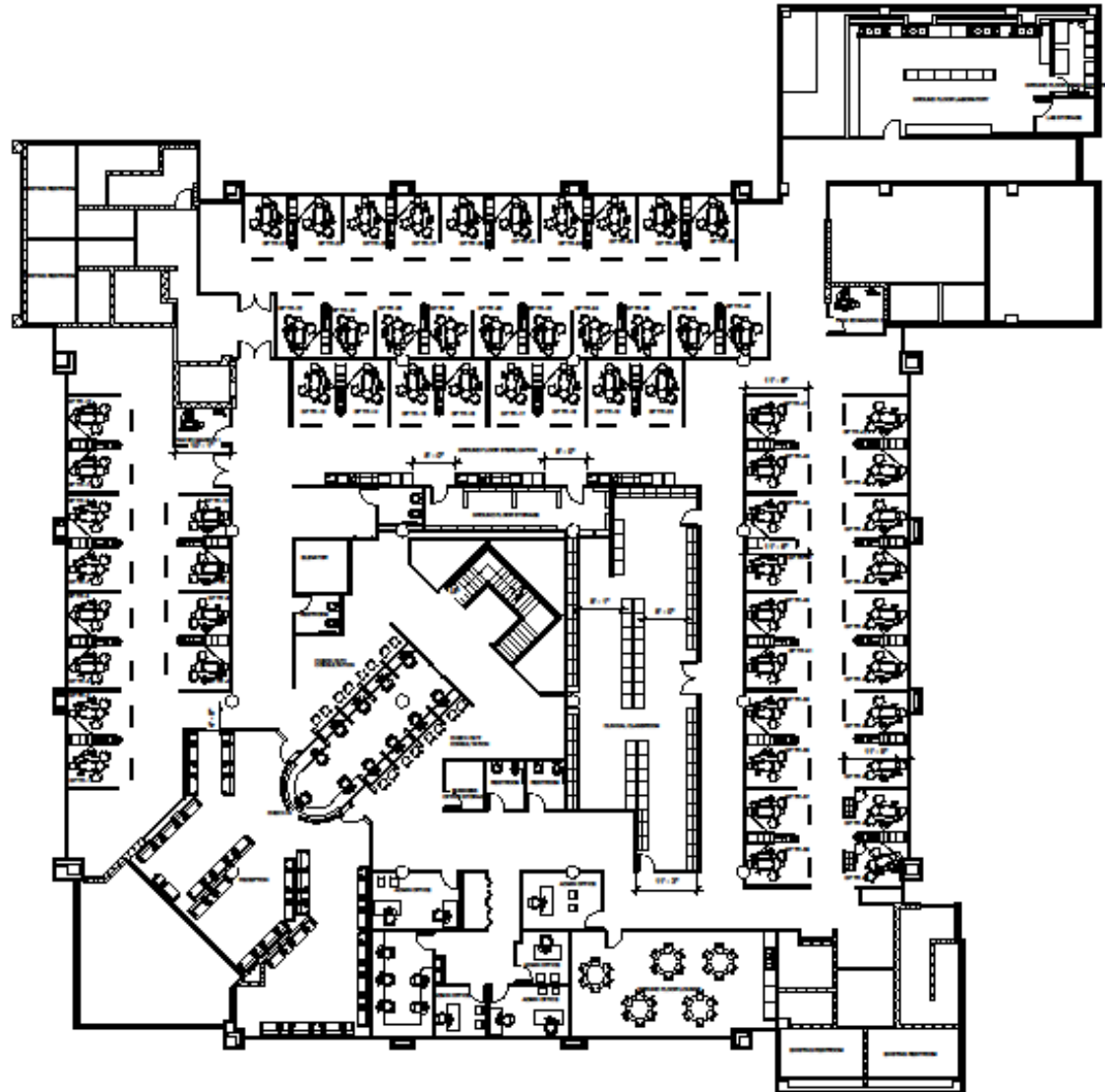
SITE - DYKES BUILDING



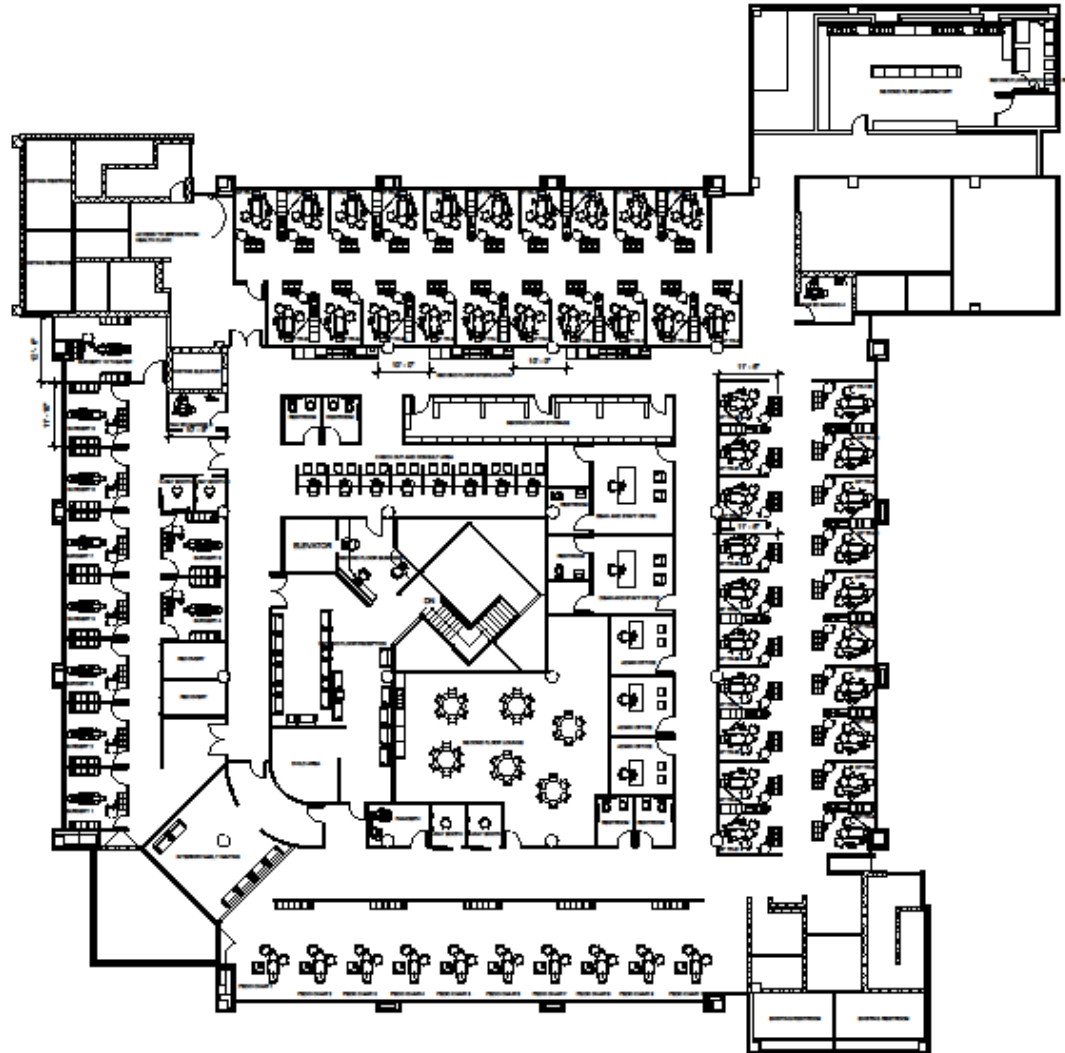
SITE - DYKES BUILDING



DYKES BRIDGE TO CAMPUS



CONCEPTUAL Ground FLOOR PLAN



CONCEPTUAL 1st FLOOR PLAN

Project Budget

Dental School - Dykes - Ground, 1st, and 2nd Floor (Build 1 Floor)

Relocate the current occupants of the ground floor and first floor of Dykes and build one additional floor. This is based on a preliminary assumption that the overall square footage need for the new school will be a total of 80,000sf. This would accommodate 50-70 students each year in the 4 year program. This option includes sharing classroom space in the Health Education building and collaboration with the existing anatomy lab in Orr Major.

1.	<u>Construction</u> (86,744 sf) Relocate Ground and 1st Floor to new location (58,040sf or downsize) Renovate ground (29,336sf) and 1st Floor (28,704) = 58,040 x \$175/sf Construct space for Utilities and HVAC	\$1,231,800.00 \$10,157,000.00 \$3,611,200.00	15,000,000
2	<u>A/E Design Fees:</u> 10% of Construction		2,000,000
3	<u>OFPM-DCC (State) Fee</u> (.25% Fee of Construction Total to review drawings and provide inspections)		50,000
4	<u>KUMC (FM Project Management Fee)</u> (.50% Fee of Project Total to Manage Project)		175,000
5	<u>Site Investigating, Construction Testing, Commissioning, FM Support</u>		250,000
6	<u>Telecommunications</u> (3% of Construction)		600,000
7	<u>Security</u> (Card Readers, Cameras, Blue Phones) (5% of Construction)		1,000,000
8	<u>AudioVisual</u> (Monitors, Projection Screens, Cameras, Software) (6% of Construction)		1,200,000
9	<u>Furniture and Misc. Equipment</u> (Classroom/Building Furniture, Microwaves, Refrigerators) (4% of Construction)		800,000
10	<u>Dental Equipment/Software</u>		6,000,000
11	<u>Artwork</u>		100,000
12	<u>Signage</u>		100,000
13	<u>Project Contingency</u> (8%)		2,725,000
PROJECT BUDGET TOTAL			30,000,000

PROJECT SCHEDULE

Select A/E Team	Dec 2017
Start Design	Jan 2018
Construction Documents Completed	July 2018
Receive Bids and award contract (once funded)	Sept 2018
Construction Starts	Dec 2018
Construction Completion	May 2020

ARCHITECTURAL CONCEPT AND CONSIDERATIONS

The building will be composed primarily of clinical for 120 chairs and simulation laboratory spaces. Patient parking is required nearby.

Although LEED Certification is not a design requirement for the building, some of the sustainable features that should be considered include:

- High-efficiency mechanical systems
- Daylight design and electronic light dimming systems
- Occupancy sensors
- Native drought-resistant landscaping
- Low-flow plumbing fixtures
- Locally sourced, renewable or recycled building materials, where possible
- Low-VOC and healthy building materials

CODE CONSIDERATIONS

Codes: This facility shall be designed in accordance with all applicable codes as identified by the Kansas Department of Administration, Office of Facilities and Property Management (OFPM). Please refer to their current website at www.da.ks.gov/fp for a list of the current codes. Applicable codes include but are not limited to the following:

- International Building Code (IBC), 2012 Edition
- 2010 ADA Standards for Accessible Design will be used in lieu of IBC Chapter 11
- International Building Fire Code (IFC), 2012 Edition
- International Plumbing Code (IPC), 2012 Edition
- International Mechanical Code (IMC), 2012 Edition
- International Fuel Gas Code (IFGC), 2012 Edition
- International Energy Conservation Code (IECC), 2012 Edition or ASHRAE 90.1 – 2013
- National Fire Protection Association (NFPA), National Fire Codes and Standards
- Kansas Fire Prevention Code
- Kansas State Boiler Code